PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170077046 DEEDWARR
Recvd: 09/01/17 15:14 2 pgs
Fees:13.00 Taxes:1368.63
20170901-0090407

W & I Ref: (DM) Title No.: 59132
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ronald Douglas Jennifer Douglas 1413 Cedarway Lane Nashville, TN 37211	CALIBER HOME LOANS 1199 SOUTHBELTLINE RD, STE 110 COPPELL, TX 75019

TAX MAP PARCEL NUMBERS: 172030A01400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$369,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert R. Sewell and Peggy I. Sewell, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto RONALD DOUGLAS JR & JENNIFER **Douglas, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of The Woodlands, Phase 1, Section 1 of record in Book 6900, pages 498 and 499, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert R. Sewell and wife, Peggy I. Sewell, by Warranty Deed from Willard Spence Crockett and wife, Linda M. Crockett, dated March 27, 2006 and recorded on March 30, 2006 of record in Instrument No. 20060330-0036133, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 498 and 499, said Register's Office, which Plan shows a 20 foot minimum building setback line from Cedarway Lane together with a designated building site, and a 15 foot easement for public utility purposes along the northerly front line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, rerecorded in Book 8643, page 675, , Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.
And an easement for public utility purposes along the rear line of said lot.

This is improved property, known as 1413 Cedarway Lane, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of August, 2017

Robert R. Sewell

Peggy I. Sewell

State of Nevada

County of Clark

On this 21st day of August, 2017, before me the undersigned authority, personally appeared Robert R. Sewell and Peggy I. Sewell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 06/06/2020

NICHOLAS D. THOMSEN
NOTARY PUBLIC, STATE OF NEVADA
My Commission Expires: 06-06-2020
Certificate No: 16-2542-1

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $369,900.00.

Affiant

Sworn and subscribed before me this 22nd day of August, 2017.

Notary

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018